

**TOWN OF AMENIA  
PLANNING BOARD SPECIAL MEETING  
APRIL 27, 2006**

PRESENT: Chairman George Fenn  
Jay Dedrick  
Tony Robustelli  
Eliot Soroka  
William Flood  
Gina Mignola

ABSENT: James Walsh

The meeting was called to order by Chairman George Fenn at 7:05 P.M.

MOTION TO OPEN THE PUBLIC HEARING FOR DONALD ROSENDALE was made by Tony Robustelli, seconded by Jay Dedrick

VOTE TAKEN – ALL IN FAVOR

Gail Bertani wanted to know what was happening. There will be a two-lot subdivision across the road from her property. It should have no effect on Ms. Bertani's property.

MOTION TO CLOSE THE PUBLIC HEARING was made by Tony Robustelli, seconded by Jay Dedrick.

VOTE TAKEN – ALL IN FAVOR

**REGULAR MEETING**

Ken Hale representing Maplebrook School addressed the Board. Maplebrook wants to subdivide property on Cascade Road keeping 4.3 acres and selling 5.7 acres. The greenhouse is to be removed. The land is in the RA and RM zone. A Public Hearing will be set for June 1, 2006.

In another matter for Maplebrook School, they are doing renovations to add a chapel. A covered porch and bell tower will be added to the structure. Ms. Anguin asked the Board did this site plan need to be reviewed by Nancy Brusie. OK to accept check for the site plan.

MOTION TO ACCEPT THE MINUTES OF APRIL 6, 2006 was made by Tony Robustelli, seconded by William Flood.

VOTE TAKEN – ALL IN FAVOR

AMENIA HILLS - Rob DiGeorgio HDR representing Mr. Syms. Ms. Mignola asked for the phone and address of the Berkshire Land Conservancy. Mr. DiGeorgio gave PO Box 162, Amenia, NY; phone 845-373-8055. Eliot Soroka spoke regarding Mr. Kaye's attorney bringing up the issue of landscaping and incompatible uses. There is also the issue of borrowing landscaping and the tree buffer. About the incompatible land uses, the zoning allows it and as far as the fence problem

Kean Stud put up wire mesh backing along the fence line and it is not even seen. That would be acceptable. In the findings, there is a 10' buffer on the property. Lots #7, 9, and 11 are the lots in question.

ROSENDALE – TWO-LOT SUBDIVISION -

MOTION TO CONSTITUTE THE BOARD AS LEAD AGENCY FOR AN UNCOORDINATED REVIEW OF THE ENVIRONMENTAL IMPACT OF THE PROPOSED LOT LINE CHANGE was made by Tony Robustelli, seconded by Gina Mignola

VOTE TAKEN – ALL IN FAVOR

MOTION TO MAKE A NEGATIVE DECLARATION WITH RESPECT TO THE POTENTIAL ADVERSE IMPACTS OF THE PROPOSED ACTION was made by Tony Robustelli, seconded by Jay Dedrick.

VOTE TAKEN - ALL IN FAVOR

MOTION TO APPROVE THE SUBDIVISION AND AUTHORIZE THE CHAIRMAN TO SIGN THE MYLAR was made by William Flood, seconded by Eliot Soroka

VOTE TAKEN – ALL IN FAVOR

OTHER MATTERS –

Janet Reagon addressed the Board giving them a letter she and her husband, David had written. (Letter in file) They are having a dispute on parts of their driveway. She would like her neighbor, Mr. Flood, to grant an easement on the driveway; however, he is not willing to do so. The Board advised Ms. Reagon to seek the advise of an attorney, which she has already done.

MOTION TO CLOSE THE MEETING AT 8:30 P.M. was made by William Flood, seconded by Gina Mignola.

VOTE TAKEN – ALL IN FAVOR

Respectfully submitted,

Susan M. Metcalfe  
Planning Board Secretary

The foregoing represents unapproved minutes of the Town of Amenia Planning Board from a meeting held on April 27, 2006 and are not to be construed as the final official minutes until so approved.

\_\_\_\_ Approved as read

  X   Approved with: deletions, corrections and additions

Revised 05/07/06